

# 294 Saint Albans Avenue Room-by-Room Features

## Living Room

- Carpet
- Mullioned Windows
- Gas Fireplace with Black Marble Hearth and Surround
- Two skylights
- Reading Nook with built-in bookcases and window seats
- Track lighting

## Dining Room

- Slate Floors
- Painted brick walls
- Beam accented ceiling
- Tree-top and City views
- In-ground planter
- French door to side patio

## Kitchen

- Tile floor
- Breakfast Bar
- Built-in wine rack
- Glass-front cabinets
- Skylight
- Thermador double oven with convection and self-cleaning
- Sub-Zero Refrigerator
- Whirlpool Dishwasher
- Trash Compactor

## Family Room

- Carpet
- Built-in Bookcase
- Beam accented ceiling
- Vintage windows

## Den (currently being used as a child's bedroom)

- Carpet
- Wood paneling
- Mullioned windows
- Windows on three sides of room

## Master Suite – Main Level

- Carpet
- Walk-in closet
- Customized storage and closet in hallway leading to bedroom
- Window blinds
- Track lighting
- Full bath with vintage tile

## Hall Bath – Main Level

- Carpet
- Pedestal sink
- Track lighting
- Newer towel bar hardware
- Huge closet – currently used as a pantry

## Upstairs Bedroom – ‘Pink’ Bedroom

- Carpet
- Windows on two sides of the room

## Upstairs Bedroom – ‘Blue’ Bedroom

- Carpet
- Ceiling fan and light fixture
- Windows on two sides of the room

## Upstairs Three-Quarter Bath

- Newer tiled shower enclosure

## Laundry Room

- Separate Room on main level
- Side-by-side appliances
- Utility sink
- Extra storage
- Tile floor

## Yard and Lot Features

- In-ground heated pool with child safety enclosure
- Meandering flagstone paths
- Original hardscape: fountain, grill, bench all with unique tile features
- Storage shed
- Extra-long and extra-wide driveway
- Auto-timer sprinkling system
- Lot is completely enclosed

## Improvements by the Current Owners

- Majority of outside sprinkler valves replaced with brass fittings
- Sprinkler timer replaced
- Concrete driveway widened
- Pool heater added and installed
- Path from the driveway gate to the pool was installed with Flagstone and concrete
- Retaining wall built and the yard extended in 2006
- New tile roof 2009
- New flat roof (except over den) in 2007
- New gutters in 2011
- Large skylight at the top of the stairs replaced
- Exterior French drain added behind den
- Debris fence built behind property
- HVAC blower motor replaced in 2011

